

Washington County Land Use Authority Meeting
January 25, 2011
(Recording available)

The Washington County Land Use Authority Meeting was held on Tuesday, January 25, 2011 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki. Commissioners present: Doug Wilson, Kim Ford, Rick Jones, Joann Balen, Debora Christopher, and Dave Everett. Also present: Deon Goheen, Planning & Zoning Administrator; Todd Edwards, County Engineer, Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; Kim Hafen, Clerk/Auditor; John Willie, Senior Planner; Commissioner Denny Drake, and Dean Cox, County Administrator.

Excused: Julie Cropper

Absent: N/A

Audience attendance: Mark Cox, Tom Heaton, Rick Hansen, Colin Jack, Scott Hirschi, and Phillip Solomon

Chairman Mike Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

Item #1. STAFF COMMENTS. Review staff comments for each item listed below. Staff initiated.

Item #2. DISCUSSION ITEM/CONDITIONAL USE PERMIT. Discussion and information only on Rocky Mountain Power Transmission Line from Sigurd to Red Butte in Washington County. Rocky Mountain Power/Mark Cox, applicant

The Planner informed the commission that Mark Cox, Rocky Mountain Power representative, said they are ready to start reviews on the Sigurd to Red Butte Transmission Line. There were several alternative corridors and they have held their hearings, ready to make their final determinations on routing and start the Conditional Use Permit process.

Mar Cox, Rocky Mountain Power, explained that this project will be coming before the commission for a Conditional Use Permit in August or September. Because of the scope of the project, they wanted to let the commission know what it is about and give them time to become familiar with the project. He showed a power point and shared highlights of the project.

Phillip Solomon, St. George City, explained that most of the imported power is coal, but St. George City has gas turbines in Millcreek Industrial Park. Therefore, about forty four (44) percent of St. George's portfolio is coal; the rest is gas and hydro.

Mark Cox stated they will keep existing coal fire plants going, but are not planning any new ones. He said they are planning gas fired plants and they have brought on wind generation, mainly in Wyoming. He said geothermal, wind and natural gas will be main sources for the future.

There was some discussion on federal regulations and the impact on cost.

Item #3. DISCUSSION ITEM/ORDINANCE AMENDMENT: WATER SOURCE PROTECTION AREAS. Review an amendment to the Water Source Protection Areas Chapter 23 of the Washington County Zoning Ordinance. County initiated.

The Planner noted the State Environmental Program Manager, Kate Johnson, sent relevant statute that the legislature wants included in the County Water Source Protection Areas chapter of the zoning ordinance. The Planning Commission and staff reviewed this in June of 2010 and it was delayed for review of the General Plan. It's time to bring this forward and adopt by referencing the State Code, instead of adding the entire text from the codes. This amendment will be for water source protection areas in Chapter 23 of the Washington County Zoning Ordinance. Staff agrees that these changes could be reviewed by going directly to the advertising process for a hearing on the 8th of February.

Todd Edwards, County Engineer, suggested adding a line on enforcement, referencing the Utah Code.

Item #4. DISCUSSION ITEM/ORDINANCE AMENDMENT: SFR ZONE. Review an amendment to the SFR Seasonal Forest Residential Zone under conditional uses and modifying regulations. County initiated.

The Planner said this is an amendment that staff has looked at several times and would like to have changes implemented. Different standards are usually allowed in the SFR zone on Kolob, so these changes are for clarification or change to building codes. This amendment will be for Seasonal Forest Residential Zone, Chapter 8 of the Washington County Zoning Ordinance. Staff agrees that these changes could be reviewed by going directly to the advertising process for a hearing on February 8, 2011.

The Planner explained staff would like to make the following changes:

- Add commercial lodges as a Conditional Use
- Delete the two and one half stories from the height requirements
- Add seasonal recreational buildings instead of dwelling unit, under the dwelling square footage
- Remove "required by the building code" after the requirements for livable space
- Add, "Absolutely no dumping. Waste water shall be disposed of according to state and federal law. It can be added to your local sewage disposal or approved onsite waste water system."
- Delete, "All dwelling units should be a minimum of 800 square feet"

Chairman Stucki added the following changes:

- Change cabin to dwelling
- Change lodges to lodging

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Todd Edwards, County Engineer, said his interpretation of the state code makes the county obligated to include in our ordinance information that tells the water companies that they are able to seek enforcement through the district court.

It was decided to make reference to the State Code.

Item #5. COUNTY COMMISSION ACTION REVIEW Review of action taken by the County Commission on Planning Items. County initiated.

The Planner reviewed the action taken on Planning Items by the Washington County Commission on January 18, 2011, beginning at 4:00 p.m.: (a) Conditional use extension to install the UNEV petroleum pipeline using the IPP/Kern River corridor for a fuel transmission line running through Washington County northeasterly to southwesterly... Trevor Townsend, applicant/agent; (b) Conditional use extension for a staging area for pipe storage yard to be used on the UNEV Pipeline, containing 13.300 acres, the Fenton Bowler property in Veyo... Trevor Townsend, agent/UNEV Pipeline LLC, applicant; (c) Conditional use extension on installation and approval of the Ash Creek pipeline distribution for the Washington County Water Conservancy District near the Cottam well and Toquerville area... Washington County Water Conservancy District/Ronald Thompson, applicant and Alpha Engineering, agent; (d) Conditional use extension for the "IRONMAN" St. George Triathlon to take place in Washington County on May 7, 2011... Jeff Gardner, agent; (e) Conditional use for the Utah Summer Games triathlon to be held on June 18, 2011. The event will begin at Gunlock Reservoir and end at the Snow Canyon High School, traveling on County Road Old Highway 91... Jeff Gardner, applicant; (f) Final plat approval for Copper Cliffs - Phase 1, 18 lots, located adjacent to Grassy Meadows Sky Ranch - Phases 2 and 4, generally located 2 miles south of Hurricane... Sunfirst Bank/Chris Parker, applicant; and (g) Ordinance amendment to the Washington County Land Use (Zoning) Ordinance, Title 10, Chapter 21, Wireless Telecommunication Facilities... County initiated.

The planner said the items listed above were approved by the County Commission.

Item #6. COMMISSION & STAFF REPORTS: General reporting on various topics. County initiated.

Meeting adjourned 2:45 p.m.

Darby Klungervik, Planning Secretary